

TDC Blue Ribbon Committee
June 6, 2007 Meeting Minutes Final

Members Present: ECOSLO- Maria Lorca; Sierra Club – Susan Harvey ; Development Firm – Denis Sullivan; Land Conservancy – “BK” Bruce Richard; Templeton Area Advisory Group - Nicholas Marquart; Active Agriculturalist – Charles Whitney; City of Paso Robles- Ron Whisenand; General Public - Christine Volbrecht; Ag Liaison – Mark Pearce; Subdivision Review Board, Public Works – Richard Marshall; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet; General Public – Melissa Boggs ; Farm Bureau – Joy Fitzhugh

Members Absent: Existing TDC receiver site – Chad Whittstrom; City of San Luis Obispo – Kim Murry; South County Advisory Council - Jesse Hill

Committee Staff Present: Karen Nall, Planning and Building

Others Present: Dorothy Jennings, Della Barrett, Kathryn Sweet, Dolores Simons, Tina Salter, Jim Patterson- District 5 Supervisor and Lynda Auchinachie – Ag Department

Richard Marshall opens the meeting.

New Business: Sue Harvey provides a handout which is a report she and Maria Lorca compiled to explain why they would like the issue of appraisals to be discussed at a future meeting. Maria Lorca states that she believes this is a fatal flaw and a loophole in the existing program and that there is an easy fix. Melissa Boggs notes that she has reviewed the minutes of the last meeting and understood that this item was specifically discussed and that the group decided not to include the discussion of peer review of appraisals. Karen Nall responds that Melissa is correct that the item was discussed and dismissed by a majority of the group. BK believes that appraisals are an important detail. Karen Nall notes that Sue Harvey and Maria Lorca believe that this item should be on the list of future agenda items and that they believe that they had not provided the group with enough information to support the request. Richard Marshall suggests reading the materials provided by the next meeting and the group can decide again if it should be added to the list of future agenda items.

Maria Lorca requests to add the consensus items to a future agenda because she does not believe that there has been consensus on the list of uses allowed in conservation easements. Karen Nall clarifies for members that were not in attendance at the last meeting that the group questioned whether anyone was keeping track of program changes which the group had agreed on. She notes that Kami Griffin was keeping track and that the group requested to review the list. She adds that the consensus items were not added to this meetings agenda but that the list of allowed uses for conservation easements is listed under Item B3 on today's agenda.

Maria Lorca questions the status report of the committee to the Board and would like to have the report be the “committee's report”. Discussion ensues regarding the report. Jim Patterson notes that the date may be July 27th which is listed on the BOS agenda for the TDC annual report.

Discussion:

Review of Maps: BK provides the group with a review of GIS and a map of sites in notice of non-renewal for agricultural contracts.

South Atascadero Community Based TDC Program: Karen Nall provides brief history. Members of the South Atascadero TDC Committee are in attendance. Kathy Sweet provides a presentation on the history and process. Della Barrett provides the survey process which the committee used. Tina Salter provides the survey response of 45% and explains the two options proposed and notes that concerns with ground water, septic and well separation were raised. Discussion ensues. Joy Fitzhugh questions whether the committee feels like they know the community's wishes? Della Barrett responded to the affirmative, as shown by the survey responses. Nick Marquart questions where the water company boundaries are?

Tina Salter notes that the company must serve the old Atascadero Colony. Maria Lorca notes that the committee held a community meeting that was well attended and well run and that this is a model for any other community plans. Charlie Whitney believes that the maps of South Atascadero showing lot sizes are incorrect. He notes that he personally supports the option for 2 acre minimum parcel sizes using a TDC. He further notes that he believes that the proposed percolation test should follow existing County guidelines and setbacks from drainages area are not necessary. Maria Lorca notes that she believes South Atascadero has taken a fair amount of TDC's and she believes they should be shared fairly throughout the county. Chris Volbrecht states that she is opposed to the community plan. She states that she feel that the program has created bad feeling within South Atascadero neighborhoods. She adds that she has personally processed two TDC projects and she believes the area is a perfect receiving site. Chris Volbrecht notes that she believes that if the South Atascadero area is taken out of the TDC program the program may not survive because there have been no new sending sites and no support for the receiving sites. Discussions ensue regarding how many potential parcel splits may occur. Maria Lorca states that she believes the group should consider using TDC's for uses other than the creation of lots. Richard Marshall notes that he likes some of the additional receiver site criteria proposed with this plan, and suggests that the group will discuss again during future receiver site discussions. Chris Volbrecht notes that density will need to go somewhere and adds that the antiquated subdivisions will develop. Ron Whisenand notes that the receiver site must see the benefits of the program. Aeron Arlin Genet believes that the timing for this South Atascadero plan is bad because the group is still in discussions regarding the program as a whole.

Public comments are requested for this item. Lynda Auchinachie agrees with members and suggests that the credits be used for secondary dwellings or for larger secondary dwellings. Sue Luft questions whether planning area standards require Planning Commission and then Board approval. Dorothy Jennings questions who received surveys and notes that she believes that South Atascadero residents were violated by using TDC's to modify parcel sizes that were established through Planning Area Standards. Tina Salter notes that the South Atascadero Committee came to provide them information but did not expect discussion and any recommendation. Nick Marquart notes that the information is very helpful and suggests that the TDC committee should support the community.

Public Comment for items not on the agenda.

Sue Luft questions why uses not allowed under the Williamson Act are still allowed uses on the list of uses for conservation easements. Dorothy Jennings questions where in the TDC ordinance is "High Fire Zone" mentioned and questions when sending and receiving site and full potential will be discussed.

Approval of Minutes: Maria Lorca makes a motion to approve with Charlie Whitney seconding the motion. Minutes of May 9, 2007 are approved.

Meeting adjourned.

Next Meeting June 20, 2007 at 3:00.